

BUSSIERE STEVEN R
NADEAU, DAVID P
170 TOWNHOUSE ROAD
EAST WATERBORO ME 04030

B13110P199 B15863P410

Previous Owner
BABB LAURA & DANIEL R
C/O DAVID NADEAU & STEVEN BUSSIERE
170 TOWNHOUSE ROAD
EAST WATERBORO ME 04030
Sale Date: 5/14/2010

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 44 TOWNHOUSE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,700	269,500	0	339,200		
1ST MORTGAGE 0			2013	69,700	276,000	0	345,700		
2ND MORTGAGE 0			2014	69,700	241,600	0	311,300		
Zone/Land Use 31 Agricultural/Residential			2015	69,700	276,000	10,000	335,700		
Secondary Zone			2016	59,200	276,000	15,000	320,200		
Topography 1 Level			2017	59,200	276,000	15,000	320,200		
1.Level 4.Below St 7.Steep			2018	59,200	276,000	20,000	315,200		
2.Rolling 5.Low 8.Wet			2019	59,200	276,000	20,000	315,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,200	277,700	20,000	316,900		
Utilities 9 No Water/No Sewer			2021	65,100	277,700	24,500	318,300		
1.Public 4.Improve 7.Improve			2022	71,100	305,500	25,000	351,600		
2.Water 5.Improve 8.			2023	78,200	338,800	25,000	392,000		
3.Sewer 6.Improve 9.None			2024	87,600	380,500	25,000	443,100		
Street 1 Paved			2025	107,200	500,100	25,000	582,300		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 5/14/2010			14.Rear Land				%		3.Topography
Price 290,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 1 Conventional			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 1 Buyer			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		2.00				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 011-026A


Account 1313

Location 170 TOWNHOUSE ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional	SF Bsmt Living	0	Layout	1 Typical									
1.Conv	5.Garr/Col 9.Other	Fin Bsmt Grade	0 0	1.Typical	4. 7.									
2.Ranch	6.Split 10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.									
3.R Ranch	7.Contemp/ 11.Condo	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.									
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	Attic	9 None									
Dwelling Units	1	2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi									
Other Units	0	3.HWRAD	7.Electric 11.	2.1/2 Fin	5.FI/Stair 8.									
Stories	2 Two Story	4.Steam	8.FI/WallM 12.	3.3/4 Fin	6.1/2 Unfi 9.None									
1.1	4.1.50 7.1.25	Cool Type	0% 9 None	Insulation	1 Full									
2.2	5.1.75 8.	1.Refrig	4.W&C Air 7.	1.Full	4.Minimal 7.									
3.3	6.2.50 9.	2.Evapor	5. 8.	2.Heavy	5.Unk 8.									
Exterior Walls	8 Aluminum/Vinyl	3.H Pump	6. 9.None	3.Capped	6. 9.None									
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style	2 Typical	Unfinished %	0%									
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor	3 Average 110%									
2.Wd Sh	6.Br/St 11.	2.Typical	5. 8.	1.E Grade	4.B Grade 7.AAA Grad									
3.Compos.	7.Nov 12.	3.Old Type	6. 9.None	2.D Grade	5.A Grade 8.									
Roof Surface	1 Asphalt Shingles	Bath(s) Style	2 Typical Bath(s)	3.C Grade	6.AA Grade 9.Same									
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	1064									
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	7 Very Good									
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G									
SF Masonry Trim	0	# Rooms	7	2.Fair	5.Avg+ 8.Exc									
OPEN-3-	0	# Bedrooms	3	3.Avg-	6.Good 9.Same									
OPEN-4-	0	# Full Baths	2	Phys. % Good	0%									
Year Built	2003	# Half Baths	1	Funct. % Good	100%									
Year Remodeled	0	# Addn Fixtures	0	Functional Code	9 None									
Foundation	1 Concrete	# Fireplaces	0	1.Incomp	4.Small 7.Layout									
1.Concrete	4.Wood 7.													
2.C Block	5.Slab 8.													
3.Br/Stone	6.Prs/Post 9.													
Basement	4 Full Basement													
1.1/4 Bmt	4.Full Bmt 7.													
2.1/2 Bmt	5.None 8.													
3.3/4 Bmt	6. 9.None													
Bsmt Gar # Cars	0													
Wet Basement	1 Dry Basement													
1.Dry	4. 7.													
2.Damp	5. 8.													
3.Wet	6. 9.													
Date Inspected		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>1.Owner</td> <td>4.Agent</td> <td>7.</td> </tr> <tr> <td>2.Relative</td> <td>5.Estimate</td> <td>8.</td> </tr> <tr> <td>3.Tenant</td> <td>6.Other</td> <td>9.SNY</td> </tr> </table>				1.Owner	4.Agent	7.	2.Relative	5.Estimate	8.	3.Tenant	6.Other	9.SNY
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3.Tenant	6.Other	9.SNY												

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	252	0 0	0	0	% 0	%	1.One Story Fram
48 1.50 Fr Gar w/fin	0	784	0 0	0	0	% 0	%	2.Two Story Fram
22 Encl Frame Porch	0	36	0 0	0	0	% 0	%	3.Three Story Fr
40 OPEN SCR	0	36	0 0	0	0	% 0	%	4.1 & 1/2 Story
27 Unfin Basement	0	252	0 0	0	0	% 0	%	5.1 & 3/4 Story
68 Wood Deck	0	400	0 0	0	0	% 0	%	6.2 & 1/2 Story
63 Swimming Pool	2011	648	3 100	7	75	% 50	%	21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic

